Karen Johnson Davidson County
Batch# 1059610 DEEDWARR
10/11/2023 10 04:14 AM 3 pgs
Fees $18 00 Taxes $338 55
20231011-0079627

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $91 500 00

Affiant

Subscribed and sworn to before me this 10 day of October 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Eduardo Constantino 721 Brushy Ridge Drive LaVergne, TN 37086	New Owner	133-15-0A-045 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alvin E. Walker, an unmarried man and Melvin W. Walker, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Eduardo Constantino and Kaio Constantino,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit H-1, of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq , as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Mater Deed for a more complete identification and description of said Unit

Being the same property conveyed to Laurine Walker by Warranty Deed from Ted Branner and wife, Andrea Branner, dated November 22, 1996 of record in Book 10269, page 267, Register's Office for Davidson County, Tennessee The said Laurine Walker having since died testate on December 13, 2021 with her estate administered via Probate Case #22P1908 The subject property having been devised to Alvin E Walker and Melvin W Walker as shown by will of record as Instrument No 20230622-0047213 and Order to Probate for Muniment of Title the Will of Laurine Walker of record as Instrument No 20230616-0046235, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 320 Welch Road, Unit H1, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand this the 10th day of October 2023

Alvin E. Walker

Alvin E Walker

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alvin E. Walker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal on this the 16th day of October, 2023

Dorene Blackwell

Notary Public

My Commission expires June 23, 2027

DORENE BLACKWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON

Melvin W. Walker

Melvin W Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melvin W. Walker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of October, 2023

Notary Public

My Commission expires 6-17-2024

FILE NO 2023107810

